90-300.10. REAL PROPERTY

A. General	This section provides information on the treatment of real property in the GR Program.
B. Policy	The value of real property is determined at least annually and whenever there is new or conflicting information. It is required that a lien be executed when GR is issued, regardless of whether or not any real property is declared. (See GRPG 90-300.14 for lien information.)
C. Ownership	An applicant/recipient who owns outright or has equity in any real property, including real property used as the primary residence, is ineligible for GR. If the equity value is less than or equal to zero, then the applicant/recipient is eligible for GR. GRPG Letter #73 (1/14)
D. Waiver	The Program Manager may approve a waiver of this property limitation if: • the applicant is otherwise eligible • a lien has been executed identifying the property • extreme hardship would result if GR were not granted. No GR benefits are to be authorized until the approval of the waiver is received. GRPG Letter #73 (1/14)
E. Potential Waiver Situations	Case situations which meet the above three conditions should be referred for approval of a waiver of the real property requirements. Common situations which may arise include: • ownership of real property is used as rental property • property listed for sale • property for which possession has been awarded by a court to another co-owner • a disruption of marital ties in which the spouse has present possession of the property.

**F.
Mining
Claims,
Timber, Oil or
Mineral
Rights**

Mining claims and timber, oil, or mineral rights are considered real property and are listed under "Property Description" on the lien. Value determinations and documentation are made under section 90-300.1.E. No encumbrances are allowed. However, if the interest in resource rights is limited to a definite period of time, those rights, at full market value, are considered personal property rather than real property.